176.0	0008	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	672,200 / 672,200
					USE VALUE:	672,200 / 672,200
					ASSESSED:	672,200 / 672,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
57		WILLIAMS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PORCIELLO JOSEPHINE M
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	57 WILLIAMS ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PORCIELLO JOSEPHINE M -
Owner 2:	-
Street 1:	57 WILLIAMS ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .152 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Wood Shingle Exterior and 1901 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6639.000	238,800		433,400	672,200
Total Card	0.152	238,800		433,400	672,200
Total Parcel	0.152	238,800		433,400	672,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 353.68 /Parcel: 353.68

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 118839

GIS Ref

GIS Ref

Insp Date 09/08/18

!13808!

PREVIOUS ASSESSMENT

Parcel ID 176.0-0008-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	238,800	0	6,639.	433,400	672,200		Year end	12/23/2021
2021	101	FV	230,300	0	6,639.	433,400	663,700		Year End Roll	12/10/2020
2020	101	FV	230,300	0	6,639.	433,400	663,700	663,700	Year End Roll	12/18/2019
2019	101	FV	189,600	0	6,639.	427,200	616,800	616,800	Year End Roll	1/3/2019
2018	101	FV	189,600	0	6,639.	328,200	517,800	517,800	Year End Roll	12/20/2017
2017	101	FV	189,600	0	6,639.	309,600	499,200	499,200	Year End Roll	1/3/2017
2016	101	FV	189,600	0	6,639.	284,800	474,400	474,400	Year End	1/4/2016
2015	101	FV	177,400	0	6,639.	266,200	443,600	443,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:46:35

LAST REV

Date	Time
10/02/18	15:13:23
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13808

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PORCIELLO JOSEP	58551-478		2/24/2012	Convenience	1	No	No		
	9165-172		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	118839
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2018	TTL REFUSAL	HS	Hanne S
10/20/2008	Meas/Inspect	189	PATRIOT
10/25/2000	Hearing Chag	201	PATRIOT
12/22/1999	Meas/Inspect	243	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6639		Sq. Ft.	Site		0	70.	0.93	6									433,421						433,400	

Total AC/HA:	0.15241	Total SF/SM:	6639	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	433,421	Spl Credit		Total:	433,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.32873297
Const Adj.:	0.99792004
Adj $ / SQ:	145.857
Other Features:	76800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	346073
Depreciation:	107282
Depreciated Total:	238790

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	4	M
Totals			
1	6	4	

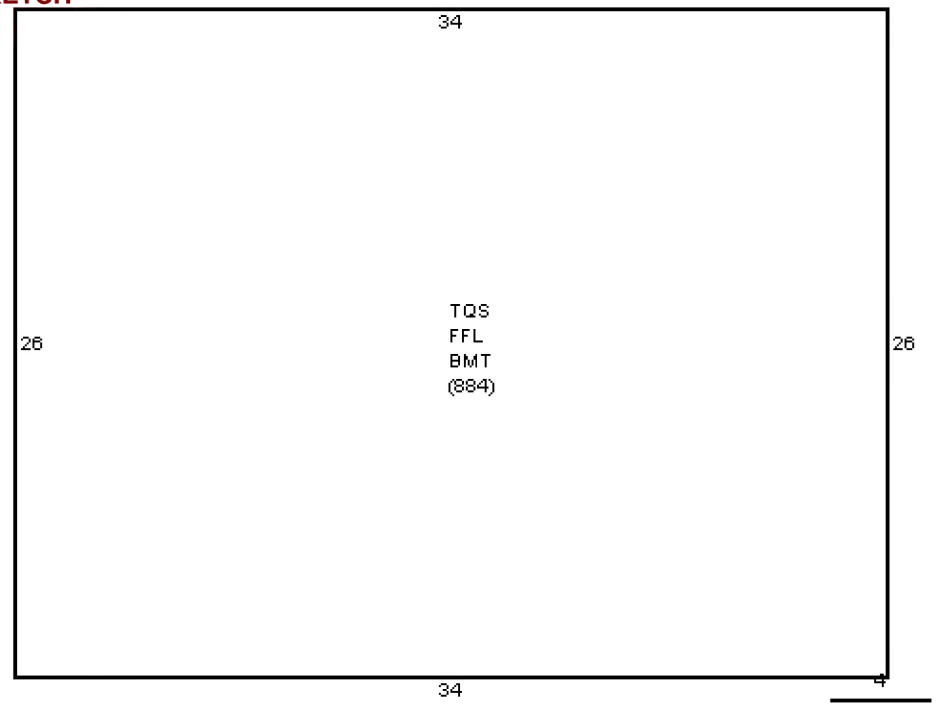
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	145.86
Special Features:	0	Val/Su Net:	98.23
Final Total:	238800	Val/Su SzAd	154.36

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	884	49.360	43,632
FFL	First Floor	884	145.860	128,937
TQS	3/4 Story	663	145.860	96,703

Net Sketched Area:	2,431	Total:	269,272

Size Ad	1547	Gross Area	2652	FinArea	1901

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

176.0-0008-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	4X6	F	FR	1960	0.00	T	50	101						
2	Frame Shed	D	Y	1	4X6	A	FR	1960	0.00	T	50	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	